

**NO TRANSFER
TAX PAID**

**DEED OF DISTRIBUTION
BY PERSONAL REPRESENTATIVE
(INTESTATE)**

57-46

KNOW ALL MEN BY THESE PRESENTS THAT

THOMAS H. FLOURNOY, of Port Republic, State of New Jersey, duly appointed and acting personal representative of the **Estate of Peter S. Flournoy**, deceased, as shown by the probate records of the County of Kennebec, Maine, Docket No. 2004-600, by the powers conferred by law, and every other power, (in distribution of the estate) grants to **KAREN E. ANDREWS** of Waterville, County of Kennebec, and State of Maine, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

PARCEL ONE:

A certain lot or parcel of land together with any buildings thereon situate on Roosevelt Avenue, in Waterville, Kennebec County and State of Maine, more particularly bounded and described as follows, to wit:

Being Lot #79 on a plan of Roosevelt Avenue from Hillcrest Extension to North Street, which plan is recorded in the Kennebec Registry of Deeds in Plan Book 11, Page 26 and 27. Said lot may be otherwise described as being bounded on the south by Roosevelt Avenue on which street it has a frontage of seventy (70) feet and bounded on the east by Hillcrest Extension on which it has a frontage of one hundred (100) feet.

This lot is conveyed **SUBJECT** to the restrictive covenants running with the land described in the deed from Lewis J. Rosenthal to George D. Farnham and recorded in Book 766, Page 267 of the Kennebec County Registry of Deeds.

PARCEL TWO:

A certain lot or parcel of land situated on Roosevelt Avenue, in said Waterville, and bounded and described as follows, to wit:

The easterly one half of Lot #80 (as bisected by a line drawn from north to south) as shown on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street, made by E.B. Coffin, C.E., and recorded in

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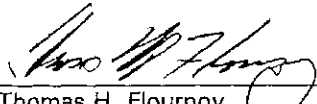
Kennebec Registry of Deeds, Plan Book 11, Pages 26 and 27. Said easterly one half of Lot #80 adjoins next westerly to Lot #79 now or formerly owned by the George D. Farnham and Nettie I. Farnham.

The half lot described in this deed adjoins Lot #79 as delineated on the aforesaid plan, which lot was conveyed by Lewis J. Rosenthal to George D. Farnham and Nettie I. Farnham by deed dated June 20, 1940, and recorded in the Kennebec County Registry of Deeds in Book 766, Page 267. The half lot described in this deed and Lot #79 shall be deemed to constitute one lot subject to the restrictive covenants running with the land described in the aforesaid deed from Lewis J. Rosenthal to George D. Farnham et ux.

Meaning and intending to convey the same premises conveyed to Peter S. Flourney by Warranty Deed of Evelyn C. Hirschfelt f/k/a Evelyn C. Veneziano dated May 10, 2002, and recorded at the Kennebec County Registry of Deeds on May 13, 2002 at Book 6906, Page 44.

Witness my hand and seal this 11TH day of FEBRUARY, 2005.

SIGNED, SEALED AND DELIVERED

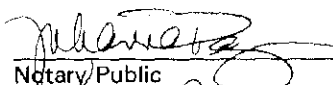

Thomas H. Flournoy
Personal Representative of the Estate
of Peter S. Flournoy

STATE OF NEW JERSEY
County of Atlantic SS.

Personally appeared the above named Thomas H. Flournoy in his said capacity and acknowledged the foregoing instrument to be his free act and deed.



Before me,


Notary Public
Johanna R. 2
My commission expires on 9-4-09

Received Kennebec SS.
03/02/2005 2:03PM
Pages 2 Attest:
BEVERLY BUSTIN-HATHAWAY
REGISTER OF DEEDS